## Special Council  
**April 20, 2021**  
**On-Table Items**

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Neighbours of Chestnut Way Park

Presentation to Port Moody City Council

April 20, 2021
Chestnut Way Park

• 10 seconds of a 3 hour game using 3 of 6 installed pickleball courts.
• A social game attracting players from across the region.

https://www.youtube.com/watch?v=XM5TyKUVs4

• A 6 court pickleball game in the US.
• The future of Chestnut Way Park??

https://www.youtube.com/watch?v=4jdlTXBB9Wk
No Other Tennis Courts in Port Moody are so close to residential properties.
Expert Opinion

Spendarian & Willis Acoustics & Noise Control, Tucson, AZ
Lance Willis  BA, MA, PhD Physical & Engineering Acoustics
additional education in Psychological Acoustics
Member: Acoustical Society of America, Audio Engineering Society
11 years experience in site selection & noise abatement planning for pickleball courts

Characteristics of Pickleball Sound
Impact of hard plastic ball on paddles – classified as an impulsive sound
Near the most sensitive frequency range of human hearing
Significant acoustic impacts on those living near the courts
Noise creates stress, fatigue & anxiety affecting concentration, ability to relax or sleep

Expert Opinion

Assessment
Courts located within 350 feet of residential properties often require noise abatement
Courts located within 150 feet of residential properties require significant abatement
Pickleball courts at Chestnut Way Park are within 100 feet of residential properties
Pickleball impacts at this location easily penetrate the interior of nearby homes
Affects all aspects of life including work, rest and family activities

Conclusion: Pickleball Noise at Chestnut Way Park
Due to the slope of the ground sound walls will not be effective for noise abatement
Walls will not block sound impinging on nearby homes
Only effective noise abatement solution is an enclosed building with a roof
Tennis courts at Chestnut Way Park are far too close to homes to be used for pickleball
Option 1
Do Nothing

- Ongoing Complaints
- Strained Relations with neighbours
- Need for ongoing involvement of authorities
- Legal Action
- Construction of an enclosing structure to provide adequate noise mitigation

Residents 😞
Players 😞
City 😞

Lose, Lose, Lose Scenario

Option 2
Remove Pickleball Lines from Chestnut Way Park

- (Re-) Designate Chestnut Way Courts for Tennis Only
- Install ‘No Pickleball’ Signage
- Consider installing Pickleball lines at North Shore Community Park tennis courts
- Location is just 2 minutes away
- Parking lot for 24 players, Controlled intersection, Not in residential neighbourhood
- Bounded by school (W), Field (N), Greenbelt (E), David ave (S)
- Lowest possible cost option

Residents 😊
Players 😊
City 😊

Win, Win, Win Scenario
Request to Council

We ask Council to direct staff to immediately remove the Pickleball lines at Chestnut Way Park, Re-designate these tennis courts for Tennis Only, and include Pickleball on the prohibited activities list on the tennis court signage.

We also recommend that council direct staff to consider North Shore Community Park as a location for Pickleball in Port Moody.
Dear Chestnut Way Neighbours,

This letter comments on the noise impact on surrounding homes resulting from the conversion of existing tennis courts at Chestnut Way Park to pickleball. The tennis courts are located within 100 feet of numerous homes. This is rarely an issue in regard to noise from tennis activities; however, pickleball will represent a substantial increase in sound emitted from the site.

Qualifications in Regard to Pickleball Sound Abatement

I am the Principal Acoustical Engineer at Spendiarian & Willis Acoustics & Noise Control, LLC. In that capacity, I regularly perform on site acoustical testing, community noise impact assessment, acoustical site planning, and noise abatement design for commercial and industrial sites, often near residential areas. I have been working as a consultant in environmental acoustics and noise control since 2005.

I have Bachelor, Master of Science, and PhD degrees from the Woodruff School of Mechanical Engineering at the Georgia Institute of Technology with a specialization in physical and engineering acoustics. I also received a multidisciplinary certificate in acoustics from the same institute. After finishing my PhD, I completed distance learning at the Pennsylvania State University in psychological acoustics and experimental design. This coursework covered the human sensation of hearing and the perception of sound. I have been a member of the Acoustical Society of America and the Audio Engineering Society since 1994.

Since 2010 I have assisted pickleball clubs, site planners, and home owners associations in site selection and noise abatement planning for pickleball courts. Some of these projects include: ABREGO AT GREEN VALLEY, AZ; CANOA RANCH, GREEN VALLEY, AZ; DESERTVIEW AT SADDLEBROOKE ROBSON RESORT COMMUNITY, AZ; RIDGEVIEW AT SADDLEBROOKE ROBSON RESORT COMMUNITY, AZ; MOUNTAINVIEW AT SADDLEBROOKE ROBSON RESORT COMMUNITY, AZ; THE PRESERVE AT SADDLEBROOKE ROBSON RESORT COMMUNITY, AZ; ROBSON AT SUN LAKES / IRON OAKS, PHOENIX, AZ; ROBSON AT PEBBLE CREEK, PHOENIX, AZ; TRILOGY AT
ENCANTERRA, PHOENIX, AZ; TRILOGY AT VERDE RIVER, PHOENIX, AZ; TRILOGY AT VISTANCIA, PHOENIX, AZ; SUNFLOWER DEVELOPMENT, TUCSON, AZ; YAVAPAI HILLS HOA, PRESCOTT, AZ; OUTDOOR RECREATION PALM SPRINGS, PALM SPRINGS, CA; ELKHORN HOA, SUN VALLEY, ID; PELICAN PRESERVE, FORT MYERS, FL; and PELICAN LANDING, BONITA SPRINGS, FL.

I have also assisted home owners and home owners associations when pickleball courts have been placed close to residential properties without adequate noise abatement planning. The sites of these pickleball courts were COLUMBINE COUNTRY CLUB, LITTLETON, CO and TRILOGY AT POWER RANCH, GILBERT, AZ.

**Characteristics of Pickleball Sound**

The main concern in regard to noise from the pickleball courts is the sound produced by the impact of the hard plastic ball on the paddles. This sound is characterized by a sudden onset and brief duration, typically on the order of two thousandths of a second for the direct path sound (see Figure 1) thus classifying it as impulsive sound. The spectral content of the paddle impact is narrowband with a center frequency typically between 1,000 and 2,000 Hertz. This is near the most sensitive frequency range of human hearing. Although it does not meet most guidelines for tonal prominence such Annex C of ANSI S12.9 Part 4 or ANSI S1.13, it does impart a vague sensation of pitch. The acoustic radiation pattern of the paddle is more or less a dipole or figure eight pattern.
Comparison of Pickleball to Other Activities

There is a common misconception that pickleball is acoustically equivalent to tennis, volleyball, or many of the other activities typically found at outdoor recreation centers and parks. Numerous news articles covering disputes over pickleball noise, many of which originate when existing tennis courts are converted to pickleball, demonstrate that this is not the case:


It should be clear from the above list of references that pickleball constitutes a significant change in the acoustic environment of the area surrounding the courts in comparison to tennis and must be planned for accordingly. In particular, the impulsive sound produced by the impact of the hard plastic ball on the paddle can cause significant noise impact for those living near the courts.

**Effects of Impulsive Sound**

Persistent impulsive sounds create annoyance because they are similar to sounds that contain important information about our environment such as footsteps, a door opening, a tap at the window, or speech. We are sensitive to these types of sounds because they alert us to events occurring nearby that we may need to respond to. Continuous false alarms such as the popping
sound created by pickleball paddle impacts make it difficult to relax, concentrate, or sleep soundly without disturbance as each time a pop is heard it draws the attention, creating distraction.

While it is well known that high amplitude acoustical pressures can cause hearing impairment as well as other types injury to the body, lower amplitude sound can also have adverse long term physiological effects. The World Health Organization recognizes that low level noise exposure has measurable health effects.

Sound/noise is a psychosocial stressor that activates the sympathetic and endocrine system. Acute noise effects do not only occur at high sound levels in occupational settings, but also at relatively low environmental sound levels when, more importantly, intended activities such as concentration, relaxation or sleep are disturbed. [WHO p. 61]

The sympathetic nervous system is part of the autonomic nervous system and is involved in the body's fight or flight arousal response. Chronic activation of the sympathetic system leads to stress, fatigue, and anxiety.

In addition to nervous system activation, sleep disturbance from noise can involve difficulty in falling asleep as well as awakenings that occur during sleep. Frequent awakenings lead to sleep fragmentation. This disrupts the normal stages of sleep and may lead to further neurocognitive manifestations not limited to daytime tiredness, loss of concentration, morning confusion, irritability, anxiety, and depression. [WHO p. 48, 26]

Environmental noise also has implications for the cardiovascular system, metabolism, and homeostasis, the ability of the body to regulate itself.

The auditory system is continuously analyzing acoustic information, which is filtered and interpreted by different cortical and subcortical brain structures. The limbic system, including the hippocampus and the amygdala, plays an important role in the emotional processing pathways. It has a close connection to the hypothalamus that controls the autonomic nervous system and the hormonal balance of the body. Laboratory studies found changes in blood flow, [blood pressure] and heart rate in reaction to noise stimuli as well as increases in the release of stress hormones... Acoustic stimulation may act as an unspecific stressor that arouses the autonomic nervous system and the endocrine system... The arousal of the sympathetic and endocrine system is associated with changes in the physiological functions and the metabolism of the organism, including [blood pressure], cardiac output, blood lipids (cholesterol, triglycerides, free fatty acids, phosphatides), carbohydrates (glucose), electrolytes (magnesium, calcium), blood clotting factors (thrombocyte, aggregation, blood viscosity, leukocyte count) and others. In the long term, functional changes and
dysregulation may occur, thus increasing the risk of manifest diseases. [WHO p. 62-63]

The effects of stress can take many forms as seen above. Low level noise exposure that disturbs sleep and concentration are known to produce a range of diagnosable illnesses and disorders.

**Assessing the Impulsive Sound of the Pickleball Courts**

Based on our experience working with pickleball facilities, courts located within 350 feet of residential properties often require noise abatement. Pickleball court sites within 500 to 600 feet of noise sensitive areas should be reviewed by a qualified acoustical engineer in the site selection phase of the project. Courts located within 150 feet of homes require careful and often extensive noise abatement design to avoid complaints. I have measured peak sound pressure levels from pickleball courts at a distance of approximately 75 feet exceeding 80 dBA. Recurrent peak sound pressure levels this high present a high level of distraction and noise impact for the occupants of the receiving property.

The existing tennis courts at Chestnut Way Park are within 100 feet of numerous single family homes. These homes can be expected to experience a significant increase in sound with the introduction of pickleball. At this distance the pickleball paddle impacts easily penetrate the interior of a home or condominium and will prevent the quiet enjoyment of the residents' use of their living rooms, dining rooms, bedrooms, balconies, patios, and other spaces used for rest, family activities, and activities requiring concentration such as reading.

Noise abatement options for this site are limited by the topology of the area surrounding the park. In order for a sound wall to be effective it must block the line of sight from the sound source to the observer. Figure 2 shows the view from the temporary pickleball courts looking northwest toward multi-story homes on Chestnut Way. It can be seen from the photo that the ground slopes down from the north and that the windows of the upper floors of the houses can be seen over the top of the fence bordering the tennis courts. This demonstrates that a sound wall cannot be used to mitigate sound impinging on the homes uphill relative to the pickleball courts.
Conclusions

The addition of pickleball to a neighborhood represents a significant change in the amount of sound entering the surrounding area in comparison to other common recreational activities. This must be carefully planned for.

Based on over 10 years of experience with pickleball noise abatement, Spendiarian & Willis does not recommend this location for an open air pickleball court as being compatible with adjacent residential land uses. Given the insufficient buffer distance, close proximity to homes north and south, and our experience at similar pickleball sites, a noise abatement plan involving a sound wall system will not provide sufficient mitigation at this location. Further, photos taken from the
tennis court show that the topology of the neighborhood will make an effective sound wall system infeasible as some of the homes are much higher in elevation than the tennis courts. In order for a sound wall to be effective it must block the line of sight from sound source to the receiving property including upper level windows. An effective noise abatement plan is likely to require the construction of a building with a roof to contain the impulsive sound power levels produced by pickleball.

In summary, Spendiarian & Willis does not recommend conversion of the tennis courts at Chestnut Way Park to open air pickleball courts due to the difficulties in creating an effective noise abatement plan for this site. Installation of pickleball at this location is likely to result in ongoing complaints, strained relations with neighbors, legal action, the need for continued involvement on the part of authorities, and construction of an enclosing structure to provide adequate noise mitigation.

regards,

R. Lance Willis, PhD
Principle Acoustical Engineer

References

Petition to the City of Port Moody from the Neighbours of Chestnut Way Park

February 25, 2021

Attention: Mayor, Council & Senior Staff

We, the neighbours of Chestnut Way Park (located at 24 Chestnut Way, Port Moody) hereby notify you that we are completely opposed to the recent installation and promotion of pickleball in the tennis courts located at this Park.

This is a quiet residential neighbourhood which is closely surrounded by homes – some properties located no more than 60 feet from the tennis courts. In case you are not familiar with the game, pickleball is played with a hard racquet and a hard ball which results in a harsh continuous noise that is extremely disturbing and completely inappropriate for this location. The fact that the City has painted lines for six pickleball courts at this location, with absolutely no consideration of the impact on the local residents in nearby homes, is shocking and deeply disappointing.

By its action, the City is stripping the neighbours of their right to quiet enjoyment of their properties. To help you understand the noise impact, you will find a recent video of a game utilizing three courts at Chestnut Way Park at https://youtu.be/-XM5TyKUVs4. As this is a social game, with highly active social media support, there will clearly be much more of this with significantly higher levels of noise as the weather improves, days lengthen, Provincial health orders are relaxed, and more groups find their way to this small residential park to play this game for hours on end.

As you may know, Chestnut Way Park is classified as a “Neighbourhood Park”. “Neighbourhood Parks” are, by the City’s own definition “to provide recreation within a walking distance of about 0.8 kilometres”. It has no parking lot and very limited street parking: notably the only street parking available to residents and visitors of nearby homes. By establishing and promoting this location for pickleball, the City is attracting people from all across Port Moody, Coquitlam, Anmore, Belcarra and beyond, to drive into, and disturb, this quiet neighbourhood. By this action, the City is treating this small 2.43 acre Neighbourhood Park as a City or Regional Park.

The decision by the City to impose these pickleball courts on this quiet out-of-the-way neighbourhood is incomprehensible – especially when there are other far more suitable locations for this game. For example, there are tennis courts next to the sports field at Heritage Woods Secondary School, a very short two minute drive away. That location is not closely surrounded by homes; it has its own parking lot: access via a controlled intersection: and does not require players to drive through residential neighbourhoods.

In short, the actions of the City are impacting the neighbours of Chestnut Way Park in a significantly negative way which will get much worse if this is not addressed right away.

We hereby request that you rectify this situation by immediately taking the following steps:

1) Remove the pickleball lines from the Chestnut Way Park tennis courts’ surface;
2) Cease promoting Chestnut Way Park as a location for pickleball in all forms;
3) Add pickleball to the list of prohibited activities already posted on the ‘Tennis Only’, and other court-use signs at the Chestnut Way Park tennis court.

We look forward to your quick resolution of this situation.

Hesse Family    Chestnut Way
Krieger Family  Chestnut Way
Cheng Family    Chestnut Way
K.P. Geldreich  Chestnut Way
Rendall Family  Chestnut Way
Hartley Family  Chestnut Way
Campbell Family Chestnut Way
Lee Family      Chestnut Way
Tang Family     Aspenwood Drive
McQuitty Family Aspenwood Drive
Milkovic Family Aspenwood Drive
Mission

Port Moody Fire Rescue is dedicated to minimizing injury, property loss and environmental damage in our community in the event of fire, disaster, or other life-threatening incident.

Through effective and timely response, prevention initiatives, progressive practices, education, and training, Port Moody aspires to be one of the safest communities in Canada.
Values

**Excellence**
We will always pursue excellence through dedication to profession in the delivery of our services

**Compassion**
We will always display empathy for those we serve in times of crisis

**Integrity**
We will always uphold the highest standard of moral and ethical conduct, and act as community role models

**Teamwork**
We will always work together, despite our differences, for the common good in the delivery of our services

Service Model and Response Plan

Port Moody Fire Rescue is a full service fire department that offers:

- Emergency response
- Fire investigation
- Community safety and fire prevention
Service Model and Response Plan

Our response plan is an “all hazards” approach based on community risk and response capacity that includes:

Suppression and rescue services
Specialized rescue services
Medical response

COVID-19 Response

Port Moody Fire Rescue responded to the pandemic by adjusting response plans to ensure the highest level of safety for staff and the public.

New protocols included heightened pre-incident planning, reduced community programming, and altered inspections to target high-risk premises.

Enhanced safety planning included limiting access to our two Fire Halls to ensure staff safety and capacity.
Port Moody Fire Rescue – 2020 by the Numbers

2020 Number of Incident Responses

- 309 responses to 1,008 incidents
  - 309 = Fire calls

Incident Trends

- 2016: 455
- 2017: 467
- 2018: 1,333
- 2019: 1,312
- 2020: 1,008

Port Moody Fire Rescue – 2020 by the Numbers

Top 5 Call Types

- First Medical Responder: 409
- Fire and Alarms: 309
- General Assistance Calls: 138
- Motor Vehicle Incident: 102
- Hazardous Materials: 32

5pm is the most common time to get a call
Friday is the most common day of the week to get a call
January is the month with the most calls
Port Moody Fire Rescue – 2020 by the Numbers

Staff engaged in over 4,414 hours of training to ensure readiness to respond to a variety of emergencies.

Port Moody Fire Rescue – 2020 by the Numbers

In the Community

- 2,000 hours of charity work
- $54,419 raised in total

Budget Bites

- 823 number of regular fire inspections conducted
- 12 number of critical lifesaving medical interventions
- In 2020, Port Moody Fire Rescue had an operating budget of $8,886,000
- 20% of property taxes that go towards funding city services are used to fund Fire Services.
- An average household paid $489 towards the department in 2020.

Other City Services 80%

FVFS 20%
Thank you!

Questions?
Background

• Council approved Sign Bylaw No. 2403 (November 2019)

• Digital billboards installed (January 2021)

• 25-year revenue sharing agreement with Pattison Outdoor Advertising includes:
  • 20% advertising discount for all Port Moody businesses, non-profit and community groups
  • 10% – one in ten spots – for City content
City content

- City of Port Moody services, initiatives and events
- Officially supported community events
- Port Moody Public Library, Arts Centre Society, Heritage Society
- Max 4 spots in rotation
- Max of 7 words recommended
- Comply with City’s graphic standards
- High-quality images, no animation or video

City content and messaging

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<th>Seasonal and departmental messaging</th>
<th>Announcements and reminders</th>
<th>Recreation</th>
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<tr>
<td>Public engagements</td>
<td>City events and initiatives</td>
<td>Library Port Moody Arts Centre Heritage Society</td>
<td>Officially supported community events</td>
</tr>
</tbody>
</table>
Public safety

Seasonal and departmental messaging
Announcements and reminders

Check your smoke detector batteries
portmoody.ca/firerescue

Recreation

Outdoor pools now open!
portmoody.ca/recreation
Public engagements

Learn. Share. Shape your city.

City events and initiatives

December 4 is Holiday Cheer at the Pier
portmoody.ca/cheer
Thank you
Next steps:
• Public Hearing, third reading consideration
• Development Permit: form and character and Adoption of bylaws

Current Milestone

Previously:
• Early input Council
• 1st and 2nd reading given

Today:
• Response to Council feedback
• Consideration referral to Public Hearing
Proposal – Site Plan

OCP Amendment
• 3 storeys to 6 storeys for Building B

Rezoning
• To allow for a mixed use building along St. Johns Street (Building A) and a residential apartment building on St. George Street (Building B)
• Total of 197 units
• Total FAR of 2.92
• Total of 304 parking spaces
• Non-profit daycare
• Affordable/Non-market housing (shelter rates)
• Market rental housing

Affordable Housing and Community Amenities

1. Non-profit daycare
   Proposed partner: YMCA

2. 6 non-market units at shelter rates (60 years or life of building)
   Proposed partner: Bloom Group

3. 44 market rental units
February 9, 2021 direction

- First and second reading
  - OCP amendment
  - Rezoning
  - Road closure
  - Housing agreement bylaws.
- Partial fee waiver of CACs

- The applicant was asked to investigate longer provisions for the market rental tenure.
- The applicant was asked to modify the proposal to step down to three-storeys facing the south side of the building.

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<th>Council Direction</th>
<th>Applicant Response</th>
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<td>Investigate longer provisions for the market rental tenure.</td>
<td>- Increase the 44 market housing rental tenure from 20 years to 30 years.</td>
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<td></td>
<td>- An updated Housing Agreement Bylaw No. 3295 (Amended to 30 years) is included.</td>
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<td><em>This is in addition to the non-market housing agreement for six units already proposed for the life of the building and commercial space for a non-profit daycare for 20 years.</em></td>
</tr>
</tbody>
</table>
St. George Street Height

Council Direction | Applicant Response
--- | ---
Modify the proposal to step down to a three storeys on the south side building | • Current design includes significant stepping back above the third storey
• Fourth and fifth storeys are set back by 3m (10ft), giving the appearance of a three-storey townhouse façade at the lower levels
• Sixth storey is set back by an additional 1.4m (4.6ft) in from the fourth and fifth storeys below, for a total of 4.5m (14.6ft) from the third storey

Cross-Section (St. George Street looking east)
Elevations – Buller Street

Elevations – St. Johns Street
Recommendations

THAT the following Bylaws be referred to a Public Hearing:
• Bylaw No. 3293 (OCP Amendment)
• Bylaw No. 3294 (Rezoning)

AND THAT second reading be rescinded and read a second time as amended:
• Bylaw 3295 (Market Rental Housing Agreement)

Thank you
148 & 154 James Road
Bylaw Introduction

April 20, 2021

Current Milestone

Previously:
• Early input Council

Today:
• Bylaw Introduction
  ➢ 1st reading
  ➢ 2nd reading
  ➢ Public Hearing referral

Next steps:
• Public Hearing, third reading consideration
• Development Permit: form and character and Adoption of bylaws
Background

Walking Distances to Transit

- 370m to eastbound bus service (5 minutes)
- 480m to westbound bus service (6 minutes)
- 900m to Inlet Centre SkyTrain Station (12 minutes)
- 935m to Moody Centre SkyTrain Station and Westcoast Express (13 minutes)

OCP and Zoning
Proposal

- March 17, 2020 – Early Council Input
- 111-unit apartment building
- 11 accessible units
- 3.08 FAR
- Parking variance from 135 spaces to 84
- 17 (15%) rent-to-own units (12 micro dwellings, five 1-bedrooms)
- Four indoor common amenity rooms

Key Changes Made by Applicant

- Reduced total units by three (114 to 111)
- Addition of 17 rent-to-own units
- Increase of parking from 70 to 84 spaces
- Addition of 57 long-term e-bike charging facilities
- Addition of 11 mobility scooter parking spaces
Key Changes Made by Applicant

- Addition of a 300m² (3,234ft²) common rooftop amenity space
- Addition of six private rooftop decks ranging from approximately 39m² (416ft²) to 61m² (652ft²) for five sixth-floor units
- Increase in indoor amenity space from 197m² (2,116ft²) to 242m² (2,606ft²)

Modification of Affordable Housing options

The previously proposed affordable home ownership program included:

- 11 affordable rental units
- 11 strata units reserved for persons earning less than $51,000/year
- 11 market rental units

This program has been replaced with:

- 15% of the units (17 total units) to be available for “rent-to-own”
- Includes five one-bedroom and 12 micro dwelling units
### Unit Mix

<table>
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<tr>
<th>Unit Type</th>
<th>Unit Count</th>
<th>Percentage of Overall Units</th>
<th>Size Range</th>
<th>Average Unit Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Micro Dwellings</td>
<td>57</td>
<td>51%</td>
<td>28m² - 36m² (300ft² - 392ft²)</td>
<td>33m² (351ft²)</td>
</tr>
<tr>
<td>One-Bedroom</td>
<td>49</td>
<td>44%</td>
<td>36m² - 60m² (391ft² - 651ft²)</td>
<td>45m² (487ft²)</td>
</tr>
<tr>
<td>Two-Bedroom</td>
<td>5</td>
<td>4.5%</td>
<td>60m² – 89m² (644ft² – 935ft²)</td>
<td>73m² (791ft²)</td>
</tr>
</tbody>
</table>

* Included in the above units are 11 accessible units

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### Micro Dwellings

- Port Moody does not have minimum unit sizes or policies for micro dwellings
- Vancouver’s Micro Dwelling Policies and Guidelines has been used to ensure livability
Micro Dwellings

Example of Proposed Micro Dwelling Unit

Vancouver’s Micro Dwellings Policies/Guidelines

<table>
<thead>
<tr>
<th>Guideline</th>
<th>How It’s Applied</th>
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<tbody>
<tr>
<td>Close proximity to open green space, commercial, and community and recreational facilities.</td>
<td>Close to open green space and outdoor recreation, but limited in commercial and community facilities.</td>
</tr>
<tr>
<td>Higher ceilings to mitigate areas of the unit that have limited access to daylight.</td>
<td>Units are designed with a 9ft ceiling height versus a standard 8ft ceiling height.</td>
</tr>
<tr>
<td>Consideration of open residential balconies or sundecks.</td>
<td>A rooftop amenity space is being proposed, and 106 of 111 units include a private balcony.</td>
</tr>
<tr>
<td>A minimum dimension of the main living/sleeping space of 3m (9.8ft).</td>
<td>Unit layouts have been revised to address this guideline.</td>
</tr>
<tr>
<td>Consideration of storage space, with preference for in-suite open and closed shelving units and loft areas, in addition to consideration of accessible and secure storage lockers located outside the unit.</td>
<td>Inclusion of closet shelving units and increased closet space will be considered, and vertical steel mesh bike lockers will be offered as an option for those that require storage lockers.</td>
</tr>
</tbody>
</table>
Parking Variance

Two Factors to Parking Reduction:

1. Measures to Support Micro Dwelling Parking Rate of 0.45 Per Unit
   i. Extend multi-use pathway to St. Johns Street along the west side of James Road
   ii. Provide an additional 31% long-term bicycle parking
   iii. Provide 57 long-term electric bicycle (e-bike) charging stations
   iv. Provide nine shared e-bikes
   v. Provide 11 mobility scooter parking stalls

2. TDM Measures to Support Overall Parking Reduction
   i. Provide a bicycle maintenance facility
   ii. Provide a “Transportation Welcome Package”
   iii. Provide one on-street car share stall

Frontage/Off-Site Improvements

• Installation of full traffic signal at St. Johns Street and James Road
• Registration of 2.5m statutory right-of-way along James Road to allow for road widening to meet existing cross-section standards
• Construction of a multi-use path along the west side of James Road
## Financial Contributions

<table>
<thead>
<tr>
<th>Financial Contribution</th>
<th>Approximate Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Amenity Contributions (CACs)</td>
<td>$319,000</td>
</tr>
<tr>
<td>Density Bonus Payment above 2.5 FAR</td>
<td>$1,000,000</td>
</tr>
<tr>
<td>Public Art Contribution</td>
<td>$55,000</td>
</tr>
</tbody>
</table>

## Renderings – Front (James Road)

[Images of renderings of the building front]
Renderings - Rear

Recommendations

THAT the rezoning bylaw for 148-154 James Road, Bylaw No. 3308, be read a first and second time;

AND THAT Bylaw No. 3308 be referred to a Public Hearing.
Thank you
Port Moody’s first development with market affordable smart suites, wheelchair accessible units and a rent to own program, all within 500m of the Skytrain.

Sitka House

A concept in Collaboration with Staff, Mayor Council and the Community

Sasha Rasovic

32 years construction experience and three children graduating from Heritage Woods Secondary

Bill Laidler

Multiple top 10 RE/MAX Realtor in Western Canada, 2013 - 2020
Port Moody’s first development with market affordable smart suites, wheelchair accessible units and a rent to own program, all within 500m of the Skytrain.

15% RENT TO OWN
17 Rent to Own Units Crediting each Owner Back $28,800

10% ACCESSIBILITY
11 Wheelchair Designed Homes and 50% of Building Adaptable for the Mobility Impaired

44% SMART SUITES
49 Junior Studios with Options for Adaptable Furniture

$500,000 UPGRADES
Traffic Lights at James Road and St. Johns Street

$50,000 BICYCLE LANES
New Multi-use Pathway connecting to St. Johns Street future Buffered Bike Lane

APPROX $1 MILLION
Bonus Density Payment to Port Moody for Discretionary Investment

11 Accessible Units and 17 Rent to Own

Rent to Own program credits buyers back $28,800 as their downpayment for their new home.

Equals approx 10% of their purchase price with monthly payments around $1,200 per month.

People with disabilities who use indoor wheelchairs typically wait years for affordable, accessible housing. Key challenges include:

- Limited availability of accessible, affordable housing;
- Length of time to arrange for special equipment and support at a new home;
- High demand means vacancies are often gone before supports are in place;
- No centralized inventory of accessible units or standards for listing accessibility features.
Income Levels Required for Home Ownership

Metro Vancouver Affordability

<table>
<thead>
<tr>
<th>Household Incomes</th>
<th>Share of Population</th>
<th>Can Afford To Buy</th>
</tr>
</thead>
<tbody>
<tr>
<td>$200,000 and over</td>
<td>8%</td>
<td>Over $1,050,000</td>
</tr>
<tr>
<td>$150,000 to $199,999</td>
<td>9%</td>
<td>$930,000 to $1,050,000</td>
</tr>
<tr>
<td>$100,000 to $149,999</td>
<td>18%</td>
<td>$495,000 to $930,000</td>
</tr>
<tr>
<td>$50,000 to $99,999</td>
<td>31%</td>
<td>$210,000 to $495,000</td>
</tr>
<tr>
<td>Under $50,000</td>
<td>34%</td>
<td>Less than $210,000</td>
</tr>
</tbody>
</table>

65% of Metro Vancouver residents cannot afford to buy over $495,000.

Port Moody 1 Bedroom Rentals

Inlet Station by PC Urban released one bedroom rentals between $1,850 and $1,899 per month.
Port Moody 1 Bedroom Strata

50 Electronic one bedroom strata sales over $500,000 including GST

BC Housings Affordable Home Ownership - Bold Paramount

**$500,000 Market Value**
Purchase Has $25,000 Cash Deposit (5%)

<table>
<thead>
<tr>
<th>Market Purchase</th>
<th>10% Below Market AHOP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Market Value</td>
<td>$500,000</td>
</tr>
<tr>
<td>Buyer’s Cash Deposit</td>
<td>$25,000</td>
</tr>
<tr>
<td>AHOP 2nd Mortgage</td>
<td>n/a</td>
</tr>
<tr>
<td>1st Mortgage (Base)</td>
<td>$475,000</td>
</tr>
<tr>
<td>Est. Loan Insurance Premium</td>
<td>4%</td>
</tr>
<tr>
<td>Monthly P&amp;I on 1st Mortgage 25 Year @ 3% (Incl. Premium)</td>
<td>$2,311</td>
</tr>
<tr>
<td>Minimum Household Income (Stress Test 5.19%) PITH = +$400 (Taxes, Heat and Strata)</td>
<td>$108,450</td>
</tr>
</tbody>
</table>

**BC Housing’s** affordable home ownership program for a $500,000 condo requires a household income of $96,925.
Young Adults Living at Home Longer

42% of Canadians ages 20 - 29 live at home

Shared Housing

Looking for a Living Space (Tricities/Langley/Maple Ridge)

Hello All,

I am looking for a place starting May 15th/June 1st. I am ideally looking for a Master Bedroom type situation with a private bathroom (fingers crossed, with a balcony!). I do not mind living with others in the same household, however I am NOT looking for a social part-out environment. I appreciate my quietness in my living space as my work is a very social environment. My price range is from 700-1000$/mo. Please send photos and 3D images if you have them (Thankyou).

- do NOT contact me with unsolicited services or offers.

post at 7:34am 06/06/2020  viewed 17 days ago  send to friend  flag this

Shared Housing is the most common option for independent working professionals as a co-renting a two bedroom 750 sf condo provides housing around $1,200 per month.
Private Units with More Patio and Amenity

2019 APPLICATION
64 units | 49,883 square feet

Building reduced by 2,562 sf from the standard six storey 32 units per lot.

2020 APPLICATION
111 units | 47,318 square feet
Homes with private kitchens, washrooms, W/D and patios

Smart Suites Provide Same Living Space as Shared Two Bedrooms

Two Bedroom
750 sq. ft
3/5 sq. ft per person

Occupant load reduced from 126 to 121 total bedrooms.
Port Moody’s first development with market affordable smart suites, wheelchair accessible units and a rent to own program, all within 500m of the Skytrain.

Supports 17,214 square foot of amenity and private outdoor space

In a small home, you are trading space for place.

Project Report Page Five
Research Study Exploring Best Practices and Lessons Learned with Small Market Units

Submitted to the Project Advisory Committee
By Heather Evans Consulting, Margaret Forbes and Louise Godard

January 30, 2015 – Final Report

Project Partners
Future Improvements Pending for this Area of Port Moody

Tall Tree Estates and Metro Vancouver Moray Place in planning stages for redevelopment.

Thank You for the opportunity to speak to you today and sharing our vision for a project that is livable, available and accessible!

“Affordable housing which could be a great option for our employees moving forward. Plan and concept looks great.”
-Kris Schjelderup
Innovative Fitness Port Moody

“I appreciate the focus on accessibility and the rent to own option to allow young people and others who have never been able to afford property to finally own their own home.”
-Damir and Darlene Dugandzic
Burrard Public House

“We brought our business to Port Moody with a focus to serve the clients at Simon Fraser University and Douglas College. Sitka House will help our business grow.”
-Anastasia Brayko
Kaffi Coffee St Johns
OCP Update –
Draft Community Survey #2

Community Development Department
April 20, 2021

Presentation overview

1. Goal of Community Survey #2
2. Previous Council Direction
3. Methodology
4. Review of Draft Survey
5. Next Steps
6. Public Outreach Tactics
7. Discussion and Feedback
Goal of OCP Community Survey #2

• Further explore key topics and themes identified by respondents in first survey
• Further explore key themes and topics identified by Council
• Inform land use scenarios to be presented in Survey #3
• Inform OCP policies
• Identify priorities at the neighbourhood level
• Additional survey tactic with paper distribution

Previous Council direction

Focus is on the following 6 topic areas prioritised by Council:
• Economic development and employment
• Community and recreation amenities
• Development and urban planning
• Moody Centre revitalization/TOD
• Parks and greenspace
• Population growth
Additional Council direction

- Consider, as a framework for reference, the questions and imagery submitted by Councillor Madsen
- Consider including questions on green infrastructure, climate action and smart growth in new developments
- Increased mail survey distribution to also include all rental households

Methodology

- Alignment of topics with focussed questions and options
- First draft prepared by consultant, refined by iterative process with staff (Planning, Communications, Economic Development, Parks, Engineering)
- Questions refined to inform OCP process and scope
- Reflect best practices (limit length, be concise, neutral wording, balanced response scale)
- Internal testing
Economic development and employment

- **Focus**
  - Understanding of community’s priorities on a range of potential businesses and where to focus opportunities

- **Purpose**
  - Informs employment uses in scenarios for Moody Centre TOD, Murray St, and Oceanfront and related OCP policies for other specified neighbourhoods

Population growth

- **Focus**
  - Understanding of the level of community concern with population growth in general and within specific neighbourhoods

- **Purpose**
  - Builds awareness of community’s concerns and level of support for growth in specific neighbourhoods which informs scenarios
Development and urban planning

• Focus
  • Understanding of community’s top priorities for what new development should provide
  • Asks respondents about priorities for new development within their own neighbourhood

• Purpose
  • Informs neighbourhood level land use scenarios and related OCP policies

Moody Centre revitalization/TOD

• Focus
  • Understanding of community’s priorities for a revitalized Moody Centre around the Moody Centre SkyTrain station

• Purpose
  • Informs development of land use scenarios for Moody Centre TOD
Parks and greenspace

• Focus
  • Understanding of community’s priorities for specific types of parks, park components, natural areas, and access to parks within neighbourhoods

• Purpose
  • Informs components of land use scenarios, as well as OCP parks related policies, in general, and at the neighbourhood level

Community and recreation amenities

• Focus
  • Understanding of how the community rates the priority of specific types of community and recreation facilities and locations

• Purpose
  • Informs OCP policies related to recreation in general and recreation components explored in land use scenarios
Alignment with other Council direction

- Questionnaire
  - population growth; revitalizing Moody Centre; where to focus employment growth and type; priorities for new and improved amenities; neighbourhood priorities; parks and green space priorities
- Green infrastructure/buildings
  - new development
- Smart growth
  - new development; revitalizing Moody Centre, parks and greenspaces
- Exploring climate considerations in land use scenarios (Survey #3)

Next Steps

- Council feedback and approval of the survey
- Distribution includes all property owners and known rental households (approx. 15,000 in total)
- Mail delivery estimated during the week of May 25
- Response period ends June 28
Public outreach tactics

• Focus Newsletter
• Social Media posts with direct links to the Engage Port Moody project page
• Facebook paid advertising boosts
• e-Notifications to City news subscribers
• Media Releases (articles ran in the Tri-City News)
• Engage Port Moody electronic newsletters
• Outreach to Stakeholders and Partners identified in the engagement strategy
• Engaging Youth

Discussion/Questions